

SUMMARY

HANOVER LOCAL COMPREHENSIVE PLAN

Community Character, a Sense of Place, a need to keep pace with modern society, but a hesitation to change. These are the thoughts that came to the minds of Hanover residents when the Town decided it was time to prepare a long-range plan for growth and change in the community. Late in 1995, Hanover contracted with the consultant firms of Beals and Thomas, Inc. and Thomas Planning Services in a cooperative effort to work with the Planning Board to prepare Hanover's Comprehensive Plan. The Plan had not been updated since the 1969 update of its very first plan of 1963. A lot can happen in 33 years, and so the consultant team set off to establish the interests of the current residents of Hanover - their likes and dislikes, and their vision of the future. A Vision Statement and Goals were established to guide the planning process, which ultimately resulted in an identification of community needs and desires, and recommendations for actions which would help to satisfy those wishes.

The Local Comprehensive Plan paralleled a process to prepare an Open Space and Recreation Plan for the Town. Working with a separate committee, the OSRP was able to focus in greater detail on the Conservation and Recreation needs of Hanover. The recommendations of the OSRP were incorporated into the Comprehensive Plan. Overall, Town residents and business people who responded to a survey did a good job summarizing the handful of key issues that were responded to through the planning process: Traffic congestion on Route 53; Economic development necessary to support schools while protecting existing residential areas; Preservation of natural resources; and Town character.

A summary of the issues raised, goals set and actions planned is presented on the following pages.

<p>Hanover Planning Board:</p>	<p>Town Planner:</p>
<p>Arnold Itz</p>	<p>Patrick Donovan</p>
<p>Maryann Brugnoli</p>	
<p>Darcie Moss</p>	
<p>Arthur Garrity, Jr.</p>	
<p>Daniel Pallotta</p>	
	<p>Planning Consultants:</p>
	<p>Beals and Thomas, Inc.</p>
	<p>Thomas Planning Services, Inc.</p>

VISION STATEMENT

Hanover is . . . "A Town that retains and improves the pleasing character of its civic, historic, economic, and residential areas in a manner that is sensitive to its natural and built environments."

OVERALL GOALS AND RELATED NEEDS

ACHIEVE BALANCED LAND USE

- ⇒ Allow for greater flexibility in housing types
- ⇒ Prepare a Route 53 Corridor Study
- ⇒ Adopt non-residential design guidelines and performance standards

PRESERVE HANOVER'S HISTORIC AND SMALL TOWN CHARACTER

- ⇒ Adopt non-residential design guidelines
- ⇒ Ameliorate impact of Route 53 on the Town's character
- ⇒ Reduce commercial sprawl
- ⇒ Promote revitalization of existing commercial/industrial areas

PROTECT HANOVER'S NATURAL RESOURCES

- ⇒ Implement the Action Items contained in the 1997 Open Space and Recreation Plan
- ⇒ Establish a non-profit land trust
- ⇒ Plan for future funding and acquisition of active and passive recreational lands

SUMMARY OF MAJOR RECOMMENDATIONS

Land Use

- ⇒ Cooperate with the Metropolitan Area Planning Council in preparation of a Route 53 corridor study which reviews land use and traffic along each segment of Route 53, and establishes traffic control measures, land use policies and design elements for each segment.
- ⇒ Eliminate the Limited Industrial District west of Route 53 between Old Washington and Hanover Streets.
- ⇒ Expand the role of the Design Review Board to assist in implementing design guidelines for all PRD and non-residential developments.
- ⇒ Allow for a greater flexibility in housing types by amending the Zoning By-Law to allow Planned Residential Development, Assisted Living Residences, Continuing Care Retirement Communities, and expanded open space development
- ⇒ Adopt Performance Standards for all zoning districts.

Housing

- ⇒ Reorganize the Hanover Affordable Housing Partnership as the Hanover Housing Partnership to develop and implement local housing policies and plans.
- ⇒ Update the 1987 Strategic Planning Program for Affordable Housing.
- ⇒ Encourage housing for empty nesters and elderly by permitting planned residential, cluster/open space residential and/or assisted living development.

Economic Development

- ⇒ Revitalize and develop the West Hanover Industrial Area by implementing landscaping and signage improvements; work with Realtors in marketing space in the area; and, investigate the provision and cost of public sewer from the Town of Rockland
- ⇒ Maintain and improve the Town's infrastructure by continuing roadway improvement projects, especially on Route 53 and near the industrial park, and gauge interest in the provision of freight rail services from industry owners, investigating with Bay Colony Railroad
- ⇒ Prioritize reuse or redevelopment of existing commercial/industrial buildings within existing non-residential areas.
- ⇒ Lend greater effort to the attraction and retention of locating and expanding business.

Transportation/Circulation

- ⇒ Improve problem intersections on Route 53 and in Town Center
- ⇒ Implement a Town-wide pedestrian and bikeway plan.
- ⇒ Ensure construction of sidewalks on State roads Continue to require sidewalks in new subdivisions.
- ⇒ Prepare a Route 53 Corridor Study; including intersection with Route 139
- ⇒ Avoid additional traffic on Route 139

Open Space/Natural Resources

- ⇒ Make conservation lands more accessible to residents for passive recreation by improving signage and parking at conservation lands
- ⇒ Formulate and implement a plan for a “greenway” that links open spaces.
- ⇒ Establish a non-profit group that would not be a part of town government to facilitate the acquisition and holding of undeveloped properties (such as a land trust)
- ⇒ Set aside funds to purchase key open space and conservation lands as they become available. Establish a ranking system of lands currently classified under Chapter 61 of the Forest Protection Act, as well as other significant parcels.
- ⇒ Encourage developers of new subdivisions to provide greater open space by allowing planned residential uses in exchange for permanent open space and seeking easements or donations during development review.
- ⇒ Be more active in the monitoring of pollution from septic tanks.
- ⇒ Analyze potential conservation land impacts from new residential housing developments and educate landowners on conservation opportunities.

Services/Facilities

- ⇒ Establish a Town-wide Building Committee to plan for expansion or re-use of existing facilities and construction of new municipal facilities needed in Town.
- ⇒ Identify failing septic systems; work with homeowners and businesses to upgrade and/or repair; educate residents regarding consequences of failure; appropriate funding for upgrading systems; and evaluate alternative methods of waste water treatment.
- ⇒ Enter into discussions with the Town of Rockland regarding sewer opportunities.
- ⇒ Provide long-range protection for sources of the existing and future public drinking water supply.
- ⇒ Continue with a Capital Improvement Program